



INVESTIGATION REPORT
BUILDING AND SAFETY/LAND DEVELOPMENT DIVISION

Location of Problem: 2628 E Hope St

Locality: _____

Description of Problem: ILLEGAL UNIT

Requested by: _____ Phone: _____

Address: _____

Request call back after investigation? Yes ☐ No ☐

Received by: _____ Date: _____

Assigned/Referred to: _____ Date: _____

Report of Investigation: ILLEGAL UNIT, REQUIRED GARAGE CONVERTED

INTO A DWELLING UNIT WITHOUT BUILDING PERMITS OR PLANS.

_____ ILLEGAL ROOM ADDITION NO PERMITS OR PLANS.

_____ ILLEGAL CONSTRUCTION WORK, ALTERING AND REMODELING A STRUCTURE

WITHOUT LEGAL BLDG PERMITS OR BLDG PLANS .

✓ A STOP WORK NOTICE WAS LEFT AT THE ABOVE JOB SITE ADDRESS.

Investigator: G. Reyes Title: BLDG Insp Date: 12-12-96

Copy Sent to: Rae Pladka Title: _____ Date: 12-13-96

Report Phoned to: _____ Title: _____ Date: _____



Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP



November 27, 1996

Ms. Lucy Mercado
2628 Hope Street
Walnut Park, CA 90255

Inspection File No. EF962955

Dear Ms. Mercado:

It has been reported that the required garage for the residence at 2628 Hope Street, Walnut Park, has been converted into a dwelling room without providing a substitute garage or carport.

This is not a permitted use in zone R-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance, Sections 22.20.020, 2.20.230, 22.52.1010 and 22.52.1180.

Please consider this an order to comply with the provisions of the Zoning Ordinance upon receipt of this letter.

Failure to comply as requested will cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed. Conviction can result in a penalty of up to six months in jail and/or a one thousand dollar fine, each day in violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012; Attention: Zoning Enforcement. To speak directly with the investigator, Alfredo Perez, please call before 10:00 a.m., Monday and Wednesday (213) 974-6453 or Tuesday and Thursday (213) 589-8043. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP
Director of Planning


John D. Calas, Section Head
Zoning Enforcement

JDC:AP:ar

JOB
ADDRESS

2628 E HOPE ST

OWNER

STOP ALL WORK

You are in violation with the provisions of the County Ordinance as indicated below:

- ☒ Building Code
- ☒ Plumbing Code
- ☒ Mechanical Code
- ☒ Electrical Code
- ☐ Zoning Ordinances
- ☐ Grading Code

DESCRIPTION: Illegal unit the
required garage for the residence
at 2628 E HOPE ST
has been converted into a dwelling
unit without bldg. plans or
permits.

- ☒ A Not Plan
Submit plans for the work within 10 days to
the office listed above and apply for a plan
check for the required Permit.
- ☒ Obtain a Permit within 10 days for the work at
the office listed above.
- ☒ A referral has been made to the Enforcement
Section of the Department of Regional
Planning.

12-12-96

DATE

INSPECTOR'S SIGNATURE

G. ROGERS